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**From:** Lauren Reed  
**Sent:** 20 November 2020 10:34

**Subject:** RE: 11111/2020/0110/PL, Swainby And Potto Church Of England VA Primary School, Claver Close, Swainby, DL6 3DH

Hi Will

Unfortunately that is not sufficient to alleviate my concerns regarding the potential impact from the noise of the ASHP, particularly on the plots identified. The data provided is just the raw data for the sound source, but you also need to consider other factors such as background noise, reflections, barriers, what if they are all on at once etc, intermittency of the ASHP. The sound source level is only part of the picture.

The background noise level needs to be measured at the relevant locations and that's why we ask for a suitable noise assessment to be carried out, like BS4142. In Hambleton, we do have background noise levels below 40dB(A, and as such, I require you to provide an assessment of how this relates to the environment that the pumps are in – by BS 4142 or other assessment criteria – and come to a conclusion. An increase of 3dB(A above background is the lowest observed adverse effect level above which adverse effects on health and quality of life can be detected. Particularly, with regards to the ASHP proposed for the semi-detached properties of Plots 6 & 7; having two ASHP operating simultaneously in close proximity like that could increase the noise level up to 48dB, and this could be considerably higher than the background noise level.

I would recommend speaking to an acoustic consultant and seeking their advice.

Thank you,  
Lauren

**Lauren Reed**  
Environmental Health Officer  
Environmental Health  
Hambleton District Council

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Feedback survey - click below to begin

**From:**

**Subject:** NYM/2020/0710/FL - Swainby and Potto Church of England Primary School, Claver Close, Swainby  
**Date:** 17 November 2020 10:28:23  
**Attachments:** [image001.png](#)

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Overall, no objection to the principle of development in this location but I do have some comments/observations to make.

The area in question is mainly located outside of the Swainby Conservation Area (the main developable part of the site is outside with a small section along the eastern side within) and as such the main consideration has been given to the impact this development could have on the setting of Conservation Area. The main issues are considered to be scale, views through the site and overall design detailing.

The site is located to the rear of the High Street however because of the sites location at the entrance to Claver Close (a modern cul-de-sac development) there are views from within the Conservation Area looking out to the backdrop of the Cleveland Hills beyond as well as glimpses through gaps in the streetscene through to the open green playing field. The current scale of development in the immediate area comprises single storey development (including the former school). In contrast to this, the historic character of High Street is one of mainly traditional stone and pantile dwelling of 1 ½ height. The use of render is a feature of the village however this is generally found on more recent developments, rather than forming the part of the local vernacular. There are larger 2 storey houses however these tend to form farmsteads or key buildings within the village.

Comments were made on a previous scheme submitted through pre-app and it is welcoming to see that some suggestions have been incorporated. It is also pleasing to see that the mature trees appear to have been retained and incorporated into the scheme which will help integrate the new development into the streetscene, particularly from longer distance views when entering the village from Shepherd Hill. Can we protect these trees through the planning process?

With regards to the scheme put forward, the heritage statement is somewhat brief and only considers the impact of development from the small part of the site that falls within the Conservation Area; concluding that the proposed development would have a neutral impact. The statement fails to take into account the impact the development would have on setting or views from within the Conservation Area looking out towards the Cleveland Hills which is considered to be the area of most significance. At present this surrounding topography is evident because of the single storey nature of the existing development and the fact that there is only one structure on this plot. This view/backdrop will be lost as a result of the proposal. I do however consider that within the context of the village (and Conservation Area) as a whole, this is one of the less significant sites to locate new development given its location which is well within the village confines, surrounded by existing housing development on 3 sides (with the fourth facing onto the neighbouring farmstead) and the fact that this is previously developed land (not a greenfield site). The harm caused is considered to be at the lower end of less than substantial however any harm requires clear and convincing justification and public benefit. While this hasn't been explained in the applicants statement/case, in my view the justification is the loss of a building which doesn't contribute to the character of the CA together with the social and economic

benefits of the development whilst making effective (and appropriate) use of land. It is accepted that there will be the loss of the view, but this is considered to be outweighed by the public benefits in this instance.

With regards to the details of the scheme, I would prefer to see the use of lower or more natural fencing rather than the 1.8m close boarded fencing around the perimeter of the site, particularly along the north and west boundaries adjacent to the public highway (I have less concern to the east due to the proximity of the neighbouring properties). The use of close boarded fencing is not a feature of the immediate area, is very suburban in appearance and is contrary to Design Guide advice.

I still have concerns with the use of the full 2 storey dwelling (particularly the Meynell style house). Even if the 2-storey properties could be lowered so that the upper floor windows sit underneath the eaves, this would be beneficial.

Dormers aren't a feature of the village however I understand their use in this instance to keep the height of those properties lower. Rather than the pitch roof dormers could consideration be given to small flat roof dormers as shown below?



Please can we add the following conditions:

- **Materials - sample panel of materials:** No work shall commence on the construction of the dwellings hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- **Windows and Doors details of construction:** No work shall commence on the installation of any external windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less

than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

- **Window Frames in Reveals – Specify:** The external face of the frame to all new windows shall be set in a reveal of a minimum of 60mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- **Trickle Vents Shall Not be incorporated into Windows:** External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
- **Rooflight Details to be submitted:** No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0710/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 17 November 2020 10:52:59

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See email sent 17-11-2020

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Comment Type is Comment  
Letter ID: 553793

**From:** Lauren Reed |  
**Sent:** 20 November 2020 08:34  
**To:** Will Rogers  
**Cc:** Hilary Saunders  
**Subject:** RE: NYM/2020/0710/FL, Swainby And Potto Church Of England VA Primary School, Claver Close, Swainby, DL6 3DH

Hi Will

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Thank you,  
Lauren

**Lauren Reed**  
Environmental Health Officer  
Environmental Health  
Hambleton District Council

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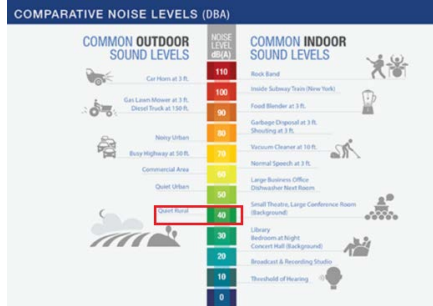
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**Whorlton Meadows, Housing Estate (ASHP)**

Qty	Name	Style	Sq.Ft	Sq.M	HTG Rate	ASHP kW	ASHP	Cylinder	Notes	ASHP Sound Pressure
3	The Darcey	Bung	1160	107.8	40	4.3	PUZ-WM60VAA	EHPT21X-UKHDW	Storage Cylinder, 200litre	45d(B)A @ 1m
2	The Darnley	2 Bed	775	72.0	40	2.9	QUHZ-W40VA	EHPT20Q-VM2EQ	Non Storage thermal store	43d(B)A @ 1m
2	The Meynell	3 Bed	1120	104.1	40	4.2	PUZ-WM60VAA	EHPT21X-UKHDW	Storage Cylinder, 200litre	45d(B)A @ 1m
2	The Mortain	4 Bed	1400	130.1	40	5.2	PUZ-WM60VAA	EHPT21X-UKHDW	Storage Cylinder, 200litre	45d(B)A @ 1m

The sound data may make more sense by comparing to other common levels as below (red box indicates Ecodan), note the Ecodan data is correct at 1m distance and levels drop-off significantly as distance increases



Andy

Andy Godward  
Consultant Account Manager

Cooling | Heating | Chillers | Ventilation | Controls  
MITSUBISHI ELECTRIC EUROPE B.V. UK BRANCH

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**From:**  
**To:** [Hilary Saunders](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2020/0710/FL - Swainby and Potto school site  
**Date:** 11 November 2020 16:18:02

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Dear Hilary

This application is accompanied by an Environmental Impact Assessment of the site by Naturally Wild and dated September 2020. In general this is suitable and acceptable for the purpose of assessing the ecological interest of the site, although it should be noted that at the time of submission the site survey and bat activity surveys are now over 12 months old and therefore some circumstances may have changed in the intervening period.

The presence of a number of bat roosts within the old school building, potentially of considerable long standing (a roost was recorded here in 2008 as well as 2019) has been reported and a European Protected Species Licence will therefore need to be obtained prior to this building being demolished. The potential presence of breeding birds and hedgehog have also been identified and may be affected by works, whilst other notable and protected species are not considered likely to be using the site. A considerable area of semi-improved species poor grassland and some amenity planting will be lost to the development whilst there is the potential for on site trees to be affected by works.

As the bat surveys are now more than 1 year old, new surveys will need to be conducted to secure the required European Protected Species Licence to enable bat roosts to be disturbed. Provided we are able to secure adequate mitigation within the site and proposed new buildings (details required for this as below) then we will not require these surveys to be conducted prior to determination, however they will need to be secured under a pre-commencement condition (prior to the school building being demolished). This condition would be along the lines of requiring a copy of the obtained EPSL to be submitted to the LPA prior to any works commencing on the structure of the school building.

The planning statement indicates that all of the recommendations of the EIA have been adopted, and I can see that the back lawns of the new properties are to be seeded with species rich lawn mix, whilst the new hedgerows consist of a mix of native species, however I can see no evidence in the plans that the other proposed measures will be taken forward.

The installation of two compensatory bat roosts for the duration of the development (or equivalent compensation) will be a requirement of the licence application, however before the application is approved I would like to see more specific detail from the applicants regarding where and how they will provide the necessary enhancement of bat lofts, bat boxes and bird boxes within the development. These features should be built into the construction, as this is more cost-effective than incorporating at a late stage and will also be more long lasting than external hung features. Whilst the EIA recommends these on '25% of residential dwellings', for 9 dwellings this would be on 2.25 of the houses. I would therefore expect to see details along the lines of at least;

- 1 dwelling with an inbuilt bat loft of suitable size to provide compensation for the loss of a brown long-eared roost.
- 2 dwellings with built in bat boxes
- 2 dwellings with 2 x inbuilt swift box/nest space within the eaves at suitable



elevations (swifts nest communally so more successful if more than 1 nest site on a building, should ideally be 4m+ off the ground)

- 2 dwellings with swallow cups, house marten cups or other bird boxes (eg house sparrow terraces) included at suitable elevations

Some of these features can certainly be incorporated into the same buildings if that is preferable, however the applicant's ecologist should be consulted regarding positioning to ensure the loft/boxes/nest sites will be of maximum value to their intended occupants.

The EIA recommends that landscape planting should use native plant species and/or species of known wildlife value. The soft landscaping scheme, beyond the native hedging and species rich lawn as mentioned above, seems to include a large number of non-native and ornamental varieties in the trees, shrubs and herbaceous plants proposed for planting. Whilst some of these may well have some value for nesting birds and/or pollinators, I would expect to see a greater proportion of native species included and/or some justification for the wildlife value of the plants selected and would like this to be reconsidered.

A condition could be used to secure the other mitigation measures (eg about putting a ramp in excavations etc), however I was disappointed to note that, although hedgehog are considered very likely to use the site, close boarded 1.8m fencing is proposed between and around all of the rear gardens which would completely exclude any use of these areas by hedgehog and other mammals, reptiles and amphibians and lead to loss of habitat. Whilst I would prefer permeable inter-garden boundaries (such as hedging or trellises covered in climbing vegetation) to be specified, I accept that some close boarded fencing may still be required for security reasons, but in which case a CD sized hole should be left in each line of fencing to enable some movement of wildlife through the gardens – this should mean at a minimum that each garden has at least two possible entrances for hedgehog or other wildlife to use.

I note that the surface water of the site is to be diverted into Swainby beck via a collection tank under the car park area. As this includes collection from areas such as the car park itself where cars are likely to be stationary for some time, an oil filter trap of some kind should be provided to ensure that substances that may leak from cars is not channelled directly into the watercourse. All lighting on site should be in accordance with our dark skies policy and details could be reserved by condition to secure this.

Kind regards

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/0710/FL  
**Date:** 03 November 2020 13:30:11  
**Attachments:** [120101516060600217](#)

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Whorlton Parish Council considered application number NYM/2020/0710/FL at their recent meeting.

Comments were made on the application as follows:

The Parish Council agreed that they supported the amended design which included smaller properties.

It was agreed that there was the need for the specification of a slow growing native species for the hedge which is to be planted.

The Parish Council will take over responsibility for the Electric Vehicle charging points at the car park. We have not been made aware of any technical specifications of what is proposed, but the Council's preference would be to futureproof the proposal with the provision of double-headed chargers. The charge point power of a domestic charger is 7kw, a slightly faster 22kw charger would be more helpful given the location in a public car park where faster charging may be expected. In accordance with HM government draft guidance 'Electric Vehicle Charging in Residential and non-residential Buildings' (July 2019), as a minimum each EV chargepoint should meet all of the following:

- a. be designed and installed in accordance with the appropriate parts of BS EN 61851;
- b. have a minimum rated output of 7 kW, measured or calculated at a nominal supply voltage of 230VAC;
- c. be fitted with a universal socket (known as an untethered electric vehicle chargepoint);
- d. be fitted with a charging equipment status indicator using lights, LEDs or display;
- e. a minimum of Mode 3 or equivalent.

A dedicated Mode 3 charger is essential to take advantage of smart charging and thereby the possibility of securing an income stream for the Parish Council to assist with future management and maintenance of the car park. It is assumed the electric supply for the chargers will be metered.

As the Parish Council has agreed to take on responsibility of both the car park and associated public green space on completion, we would also like to request a lump sum contribution from the developers towards future maintenance costs.

A resident noted that there were omissions on the planning application with an incorrect street layout, heights of buildings being inaccurately portrayed and not to scale and Plot 3 entering part of a conservation area. The need to ensure sympathetic building materials were used was commented on and the omission of plans for the four-bedroom property on the application. The Parish Council agreed to pass on these concerns.

Kind regards Angela  
CLERK TO WHORLTON PARISH COUNCIL

Subject: NYM/2020/0710/FL

Application Reference: NYM/2020/0710/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM/2020/0710/FL**

**Proposed Development:** Application for demolition of former primary school buildings and construction of 9 no. dwellings with associated access, garages, parking, community car park and landscaping works

**Location:** Swainby and Potto Church ff England Va Primary School, Claver Close, Swainby

**Applicant:** Brierley Homes Ltd

**CH Ref:** **Case Officer:** Tony Lewis

**Area Ref:** 2/173/94 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 5 November 2020

**FAO:** Hilary Saunders **Copies to:**

The Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-01 Detailed Plans of Road and Footway Layout

Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority.

The development must only be carried out in compliance with the approved engineering drawings.

Reason for Condition

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2020/0710/FL

To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.

**MHC-02 Construction of Adoptable Roads and Footways**

No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation.

The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.

**Reason for Condition**

To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users.

**MHC-09 Details of Visibility Splays**

There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- details to ensure there are adequate visibility splays at the new vehicular access to the development
- details to ensure there are adequate visibility splays at the new vehicular access to the community car park
- measures to protect the visibility to the south east from the existing junction of Claver Close and High Street

No part of the development must be brought into use until the visibility splays have been provided in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

**Reason for Condition**

To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

**MHC-15A Construction Management Plan**

No development for any phase of the development must commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved Construction Management Plan.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM/2020/0710/FL**

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. details of any temporary construction access to the site including measures for removal following completion of construction works;
2. wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
3. the parking of contractors' site operatives and visitor's vehicles;
4. areas for storage of plant and materials used in constructing the development clear of the highway;
5. measures to manage the delivery of materials and plant to the site including routing and timing of deliveries and loading and unloading areas;
6. details of the routes to be used by HGV construction traffic and highway condition surveys on these routes;
7. protection of carriageway and footway users at all times during demolition and construction;
8. protection of contractors working adjacent to the highway;
9. details of site working hours;
10. erection and maintenance of hoardings including decorative displays, security fencing and scaffolding on/over the footway & carriageway and facilities for public viewing where appropriate;
11. means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
12. measures to control and monitor construction noise;
13. an undertaking that there must be no burning of materials on site at any time during construction;
14. a detailed method statement and programme for the building works; and
15. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason for Condition

In the interest of public safety and amenity

<p><b>Signed:</b></p>          <p style="text-align: center;"><b><i>Tony Lewis</i></b></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p><b>Issued by:</b> Thirsk Highways Office Thirsk Industrial Estate York Road Thirsk North Yorkshire YO7 3BX</p> <p><b>e-mail:</b></p>
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# Designing out Crime Report

Ref No: 458-1-2020



**For:** Planning Application – NYM/2020/0710/FL  
Swainby and Potto Church Of England VA Primary School  
Claver Close  
Swainby

Prepared by: Mr. Richard Ball, MPlan  
Designing Out Crime Officer

Date: 26 October 2020

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## Contents

1. Executive Summary
  2. Proposal
  3. Planning Policy Context – Relevant Guidance
  4. Safety and Security Considerations
  5. Crime Issues at Location
  6. Observations, Advice and Recommendations
  7. Conclusion
- Appendix A – North Yorkshire Police Crime Analysis

## 1. Executive Summary

- 1.1. This report is intended to highlight any crime and disorder issues in the vicinity of the proposed development, assess the development in terms of its likely effect on crime and disorder and identify design solutions that will help to reduce vulnerability to crime. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED).
- 1.2. From a designing out crime perspective, the overall design and layout of the proposed scheme is considered good.

## 2. Proposal

- 2.1. The proposal is a full planning application for the construction of 9 dwellings with associated access, garages, parking, community car park and landscaping works at Claver Close Swainby.

## 3. Planning Policy Context - Relevant Guidance

### 3.1. Community safety and the planning process

A strong legislative and policy framework exists for considering Community Safety as part of the planning process. The Revised National Planning Policy Framework (England) July 2018 paragraphs 91 and 127 state that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### 3.2. National Planning Practice Guidance

National Planning Practice Guidance states:

“Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and do all they reasonably can to prevent crime and disorder”.

(Paragraph 010 Ref ID: 26-010-20140306).

“Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits”.

(Paragraph 011 Ref ID: 26-011-20140306)”

## 4. Safety and Security Considerations

4.1. Typical safety and security implications for a development of this nature could include:

- Burglary
- Unauthorised access to buildings/private space
- Damage to buildings and vehicles
- Autocrime
- Bicycle theft
- Neighbour disputes
- Antisocial behaviour
- Theft and criminal damage during the construction period

## 5. Crime Issues at Location

5.1. An analysis of police recorded incidents in the area of the proposed development highlights the presence of crime and antisocial behaviour which could impact upon the security of the scheme. The analysis covers a period from the 1 October 2019 to the 30 September 2020 and is attached at Appendix A for information. In summary, there were 8 crimes and 5 antisocial behaviour incidents recorded during this twelve month period.

5.2. The most significant crime issue that could affect this development is burglary.

5.3. This analysis gives an indication of the current crime and disorder levels in the area. Any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

## 6. Observations, Advice and Recommendations

### 6.1. Access Control

#### 6.1.1. Permeability

The proposed vehicular access onto the site and movement within it are suitable as it keeps permeability at an appropriate level. This will make it more difficult for offenders to enter the area and move around without being conspicuous and not challenged.

### 6.2. Surveillance and Activity Support

#### 6.2.1. Design and Layout

The proposed site layout plan shows a street design that primarily has active frontages providing natural surveillance of the public realm and enclosed rear gardens.



#### 6.2.2. Car Parking

Parking provision is to be commended as it complies with best practice by providing a garage and in curtilage parking.

#### 6.2.3. Lighting

It is accepted that light pollution may be a consideration; however, lighting or the lack of it can have a significant impact on crime and the fear of crime. Consequently, roads and segregated footpaths for adopted highways and private estate roads, footpaths and car parks must comply with BS 5489-1:2013.

6.2.4. When designing a lighting scheme attention must be given to any landscape proposals to ensure that lamp columns are not sited near to trees, to avoid the situation of tree canopies eventually obscuring lighting or creating shadow.

6.2.5. External lighting is also recommended to each elevation that contains a doorset. This lighting should be switched using a photo electric cell (dawn to dusk), as a constant level of illumination is more effective than PIR lamp activations which again can increase the fear of crime particularly for the elderly.

#### 6.2.6. Landscaping

So as not to impede natural surveillance, planting in the community car park should either have a maximum growth height of 1m or should be maintained to that height and the lowest branch of any tree should be at least 2.5m from ground level.

### 6.3. **Defensible Space and Territoriality**

#### 6.3.1. Defensible space

There is clear demarcation of private, semi-private and public space that creates defensible space, where it is clear who has control and ownership; potential offenders then would have no excuse to be in that space.

### 6.4. **Target Hardening**

#### 6.4.1. Boundary Treatment

It is noted that the boundary protection for the rear gardens is proposed to be 1.8m high fencing, which is considered to be appropriate. Care should be taken to ensure that there are no features adjacent to this boundary protection that would create a climbing aid to enable an offender to gain access into a rear garden.

## 7. Conclusion

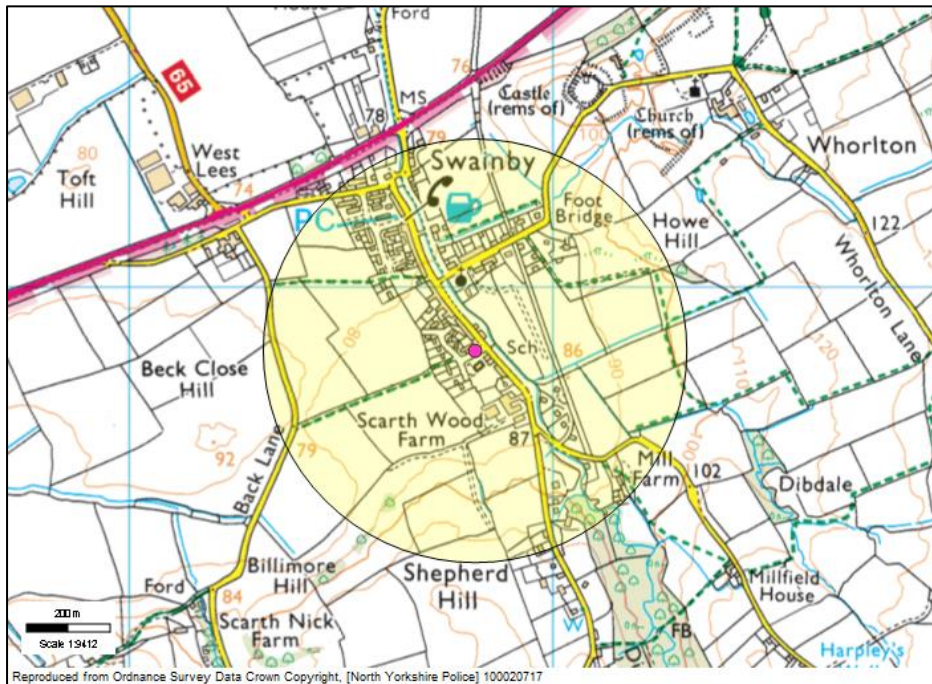
- 7.1. The above advice and recommendations are intended to ensure that should this site be developed for housing as proposed, residents will be provided with a safe and secure environment to live by reducing the opportunities for crime and antisocial behaviour to occur. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

## Appendix A

### North Yorkshire Police Crime Analysis

The analysis covers a period from the 1 October 2019 to the 30 September 2020 to a radius of 300m of the proposal.

#### Map of Study Area



Row Labels	Count of Label
ASB Environmental	1
ASB Nuisance	2
ASB Personal	2
Crime Burglary Residential	3
Crime Other Offences	1
Crime Theft General	1
Crime Violence	3
<b>Grand Total</b>	<b>13</b>

Direct Line:  
E-mail:  
Your Ref: NYM/2020/0710/FL

28<sup>th</sup> October 2020

Dear Sir/Madam,

**Application details – Swainby And Potto Church Of England Va Primary School, Claver Close, Swainby**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "PROPOSED ENGINEERING PLAN". In this document it demonstrates the foul flows shall discharge to the combined sewer at manhole 7810, whilst all surface water shall discharge directly to the watercourse.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

**CONDITION:** Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "PROPOSED ENGINEERING PLAN" dated "28/08/2020". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 7810 and ensure that surface water discharges to the existing watercourse.

**REASON:** To prevent the increased risk of flooding from any sources in accordance with the NPPF.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy.

**For information only**

We can inform you that a water main crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary

diversion, relocation or protection measures required prior to the commencement of the development. We include this informative so that awareness is given to the presence of assets on site. For further information is available at <https://www.nwl.co.uk/services/developers/>

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Developer Services

## MEMORANDUM

**From:** Environmental Health  
**To:** planning@hambleton.gov.uk  
**Cc:** Mrs H Saunders

**Date:** 29 October 2020

**Planning Consultation reference:** NYM/2020/0710/FL, Swainby And Potto Church Of England VA Primary School, Claver Close, Swainby, DL6 3DH

**Service request reference:** 20/02929/PLANNP

**Subject:** **Planning consultation response:**  
NYM/2020/0710/FL, Swainby And Potto Church Of England VA Primary School, Claver Close, Swainby, DL6 3DH

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### Memorandum in reply from: Residential Services

The proposed development is in close proximity to existing residential properties. The nature of the work from both demolition of the existing school buildings and the construction of the proposed dwellings has potential cause an impact on the amenity of such residents from noise and dust. I would recommend the inclusion of the following conditions:

- Hours of construction and demolition activities shall be carried out between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturday, and not at all on Sunday or Bank Holidays.

Reason: In the interest of neighbour amenity

- A construction management scheme shall be submitted to and agreed in writing with the Local Planning Authority before demolition and ground works commence.

The scheme shall detail what steps shall be taken to mitigate emission of noise, lighting, dust and vibration from the site impacting on existing noise sensitive premises\*.

This is to include details of

- the siting of;
- materials and machinery,
- staff welfare facilities
- office location, staff/contractor parking,
- construction site traffic movements including deliveries,
- siting of any lighting provision, type and controls

- how dust emissions will be reduced, monitored and managed.
- Details of any piling to take place including duration and equipment type to be used.
- How machinery, equipment and earth works will comply with the British Standards BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites, Part 1: Noise
- In circumstances where vibration is a potential source of impact it is anticipated that an appropriate vibration / screening survey or prediction report be proposed, and details submitted.
- Details of the community engagement arrangements will be in place throughout ground preparation and construction phases.

\*Noise sensitive premises are taken to be places where building occupants may be resting, sleeping, or studying, or spending recreational time.

Reason: In the interest of neighbour amenity.

The developer is proposing to install Air Source Heat Pumps to each of the dwellings. Plots 4 and 5 have them positioned on the gable ends of each dwelling where it is likely there will be openable windows, though less likely to be for habitable rooms. Plots 6 and 7 have them positioned along the rear boundary fence of each semi-detached property which will most likely be below openable windows for habitable rooms. I have particular concern about the likely impact on the amenity of these properties from the noise of the pumps. The Service has previously received noise complaints about air source heat pumps when they have been positioned in close proximity to neighbouring properties.

The concern from the installation of the air source heat pumps is the impact of noise from their use on neighbouring properties. As the developer is proposing the installation of 9 pumps, I believe Permitted Development and the MCS020 assessment is not applicable for these pumps. The applicant would need to undertake a suitable noise assessment, e.g. BS 4142:2014+A1:2019, to measure the existing background noise level of the site and the proposed pumps and the likely effects of the sound on people who might be inside and outside (garden) the residential properties.

I would request this assessment is undertaken and submitted prior to a decision being made.

**Lauren Reed**  
Environmental Health Officer

Environmental Health Service  
Hambleton District Council

Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

**From:**

**Subject:** NYM/2020/0710/FL Archaeology

**Date:** 20 October 2020 12:05:21

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Hi Hilary,

The above application, for the demolition of a former primary school and construction of 9 dwellings, will require some archaeological mitigation should it be successful. This is because the land sits on the edge of the historic core of Swainby, a village with very little archaeological investigation in the past, but with documentary evidence from the 13<sup>th</sup> Century. The village name also implies an earlier origin, perhaps being derived from Old Norse.

This might be a good opportunity for a Pre-Commencement Condition. If the applicants were agreeable, a geophysical survey prior to any works would likely give a good indication of any below ground archaeology, at least beneath the current open spaces. A topographical survey would be unlikely to achieve much given the use as a playing field, although I don't know how much landscaping there has been in the past. If the results of surveying and Desk Based Assessments did not indicate the presence of any archaeology, we could then probably allow works to continue with no further mitigation. If potential archaeology was identified this could be dealt with either by targeted excavation or by watching briefs, depending on the nature of the results.

If this is not possible a condition of archaeological recording will still be applicable. This will likely be in the form of a strip and record exercise for the open ground, and possibly a watching brief for any new ground to be disturbed under the existing school infrastructure.

Please let me know if the applicants would like to discuss this further, especially the idea of a Pre-Commencement condition.

Best,

**Nick Mason**  
**Archaeology Officer**

**North York Moors National Park Authority**  
**The Old Vicarage**  
**Bondgate**  
**Helmsley**  
**York**  
**YO62 5BP**  
**U.K.**

## MEMORANDUM

**From:** Environmental Health (contaminated land)

**To:**

**Cc:**

**Date:** 20 October 2020

**Planning Consultation reference:** NYM/2020/0710/FL Swainby And Potto Church Of England VA Primary School Claver Close

**Service request reference:** 20/02963/PLACON

**Subject:** Planning consultation response: NYM/2020/0710/FL Swainby And Potto Church Of England VA Primary School Claver Close

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### Memorandum in reply from: Environmental Health (contaminated land)

I have assessed the Preliminary Contamination Risk (Phase 1) Assessment Report produced by arc environmental. The report identifies potential contamination risks (made ground, on site fuel tank, marsh gas) and recommends further investigation. In light of this information the applicant is required to submit a report detailing the findings and recommendations of a Phase 2 site investigation and Risk Assessment.

Ideally this information should be submitted prior to determination; however, if you are minded to approve the application then I would recommend the following conditions in order to secure the investigation and, have in place an appropriate remediation scheme to address any contamination identified on the site.

#### Contaminated land condition

No development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Model Procedures for the Management of Land Contamination CLR11, has been submitted to and approved by the local planning authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.



## **Submission of a Remediation Scheme**

Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## **Verification of Remedial Works**

Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

## **Reporting of Unexpected Contamination**

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Yorkshire and Humberside Pollution Advisory Council (YAHPAC) guidance document, Development on Land Affected by Contamination Technical - Guidance for Developers, Landowners and Consultants (Version 10.1 dated March 2020) may assist the developer in providing the correct information.

**Peter Crass**  
Scientific Officer

Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)